

**AUDUBON MANOR Co., L.L.C.**

500 EXECUTIVE BOULEVARD, SUITE 203  
OSSINING, NEW YORK 10562  
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VIA HAND DELIVERY

October 13, 2015

Ms. Ingrid M. Richards  
Chair  
Town of Ossining Planning Board  
101 Route 9A  
P.O. Box 1166  
Ossining, NY 10562

RE: Site Plan Approval for a Multi-Family Development  
Project: Parth Knolls, LLC  
Location: 87 Hawkes Avenue, Ossining, NY 10562  
Section: 80.20, Block 1, Lot 15

Dear Ms. Richards:

On behalf of Audubon Manor Co., LLC, I am submitting ten (10) copies of the following documents in support of our appearance and presentation at the Planning Board Meeting of October 21, 2015.

- Full Environmental Assessment Form (pages 1-13), Revision Dates 9/4/15 and 10/12/15 correcting page 2, pursuant to paragraph No. 1 of comments from David H. Stolman dated October 7, 2015;
- Letter dated October 12, 2015 to Town of Ossining Supervisor, Susanne Donnelly, requesting exemption from the draft amendment to Chapter 105 of the Code of the Town Ossining, New York, Local Law No. 7, "Freshwater Wetlands, Watercourses and Water Body Protection";
- Prepared by Site Design Consultants
  - Sheet 1 of 2, Utility Schematic, Alternate A  
Dated September 25, 2015  
Preferred Route for Sanitary Sewer and Water Connections, showing connection to the Town-owned sanitary sewer and water systems located on Hawkes Avenue, near the north entrance to Deerfield.
  - Sheet 2 of 2, Utility Schematic, Alternate B  
Dated September 25, 2015

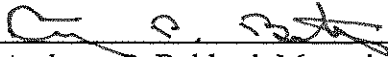
Route for Sanitary Sewer and Water Connections, showing elimination of one of the lift pump stations and connecting directly to the remaining lift pump station on the Deerfield Property and connection of the water service to the hydrant located on the Deerfield Property.

- Prepared by Tim Miller Associates, Inc.
  - Transportation Study for a Multi-Family Development  
By James Garofalo, Traffic Engineer  
Dated October 9, 2015

A PDF of Sheet 1 of 2, Utility Schematic, Alternate A Preferred Route for Sanitary Sewer and Water Connections, Dated September 25, 2015, and Sheet 2 of 2, Utility Schematic, Alternate B Route for Sanitary Sewer and Water Connections, Dated September 25, 2015, is being sent under separate cover via e-mail by Site Design Consultants on this date to: [sanelli@ossbuilding.org](mailto:sanelli@ossbuilding.org).

I would appreciate your distribution of the materials to the Planning Board Members and Consultants, as needed. Please advise if there are any additional materials that will be required prior to our presentation at the October 21, 2015 Planning Board Meeting.

Very truly yours,  
Audubon Manor Co., LLC

By:   
Anthony P. Beldotti, Managing Member

**Received by Town of Ossining Building Department**

Date: \_\_\_\_\_

Enclosures

RECEIVED

OCT 13 2015

Town of Ossining  
Building & Planning Department

U:\APB\87 Hawkes Avenue\Planning Board Application & Fees\87.Transmittal.Submission for Meeting of Oct 21.Hawkes Ave.10.13.15.wpd